

PARADISE FOUND
IN PALI HILL.

THE PANORAMA
BY RUSTOMJEE | PALI HILL

LUXURY SELECTIONS

IT'S THOUGHTFUL. IT'S Rustomjee®

If perfection had a form, it would bear the name - The Panorama. Set in Pali Hill's picturesque lanes that whisper tales of Bombay's timeless nostalgia, this address preserves the neighbourhood's richest heritage: age old trees. From Gulmohars and Sonmohars to Coconut, Badam and Avocado trees, there are stunning greenscapes all around. While a rich social and cultural tapestry weaves into the very fabric of the neighborhood. Here is a landmark like few others in the city. Yet another one of our notable additions to the Bandra skyline, after Rustomjee Parishram, Pali Hill and Rustomjee Seasons and Oriana, BKC Annexe, among others.

The Panorama by Rustomjee is a sanctuary designed to be the pinnacle of elegance and fine living. Every detail and nuance has been masterfully conceived, crafted and infused with a sense of divine symmetry.

From signature sundecks that offer tranquil views of the city, to the exclusivity and privacy that come with having just two residences per floor, welcome to a world where splendour reigns supreme.



Boman R. Irani
Chairman & Managing Director, Rustomjee

THE SEARCH FOR
ONE OF NATURE'S FINEST
RETREATS STARTS
AND ENDS AT THE WINDOW.

Enveloped by a canopy of lush greenery, nestled on the incline of a winding lane,
The Panorama by Rustomjee is a captivating sight. A world away from the city's bustle and yet at the heart of it all, here is artistry like Pali Hill has never witnessed before. Each corner unveils a palette fit for the finest impressionists. Glorious Gulmohar trees light up the streets with vibrant shades of red, and the distant blue sea serenades you. Charming Art Deco buildings, churches, and bungalows stand as timeless monuments, transporting you back in time.

Yet, amidst this idyllic setting, the neighborhood pulses with vibrant energy. Here, the best of Bandra is just around the corner- be it gourmet dining, trendy cafés, or unique creative experiences. At Pali Hill, you're not just a resident of modern-day Mumbai; you're also a part of the enduring legacy of Bombay that remains the charm of this historic city.


IMAGE FOR REPRESENTATIONAL PURPOSE ONLY


IMAGE FOR REPRESENTATIONAL PURPOSE ONLY


SHOT AT LOCATION

CHANGING THE SKYLINE
OF PALI HILL
INCLUDES LEAVING SOME TREASURES
UNCHANGED.
THE TREES FOR INSTANCE.

Enveloped in the neighbourhood's quintessential old-world charm, is a treasure trove of natural heritage, lovingly preserved for over three decades. The timeless essence of this enclave remains untouched even now as we transform it into Pali Hill's finest work of art. Here, amidst the gentle sway of magnificent trees, a symphony of colours unfold. Majestic Gulmohars stand tall, brushing shoulders with Sonmohars, Bherali Maads, and coconut trees. The sweet aroma of Badam trees fills the street. The branches offer sanctuary to birds, squirrels and butterflies. It's a world of captivating botanical abundance, one of the city's rarest experiences.

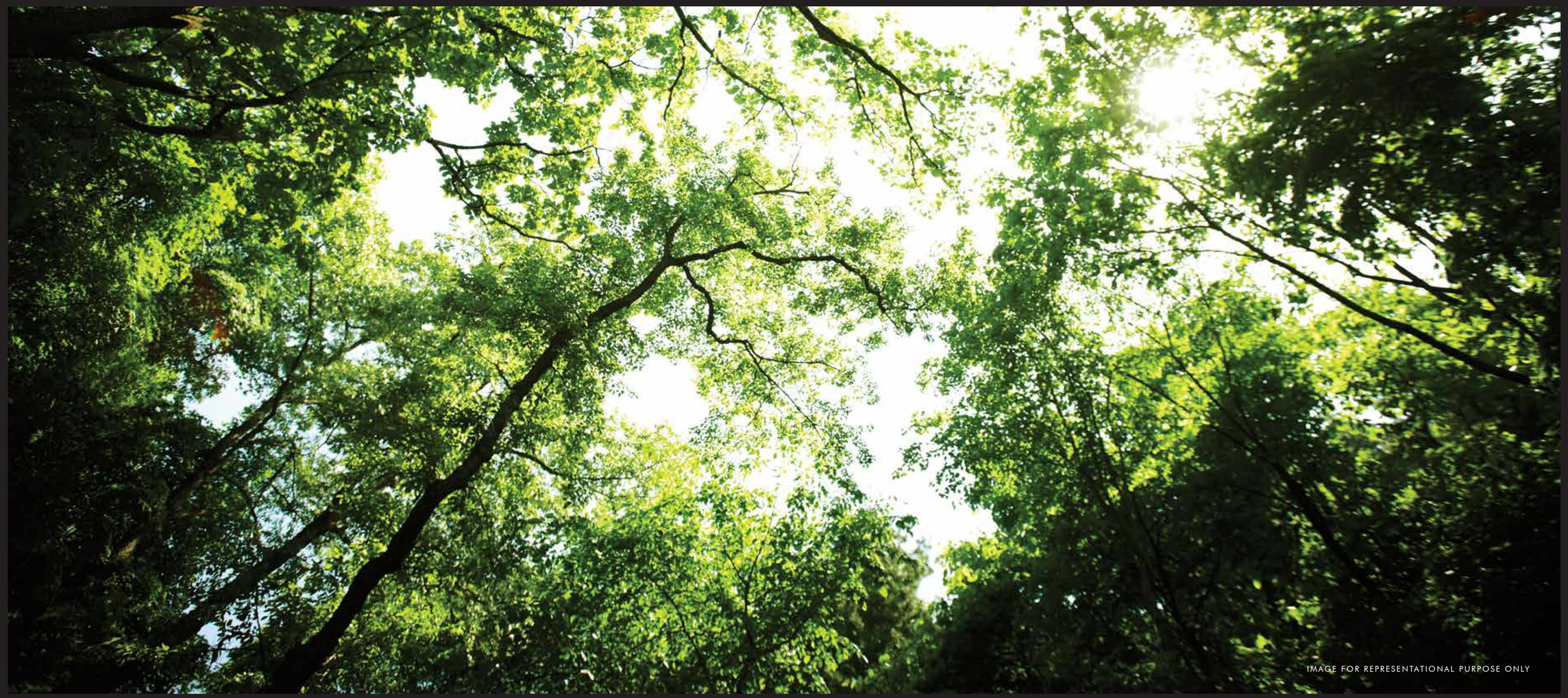
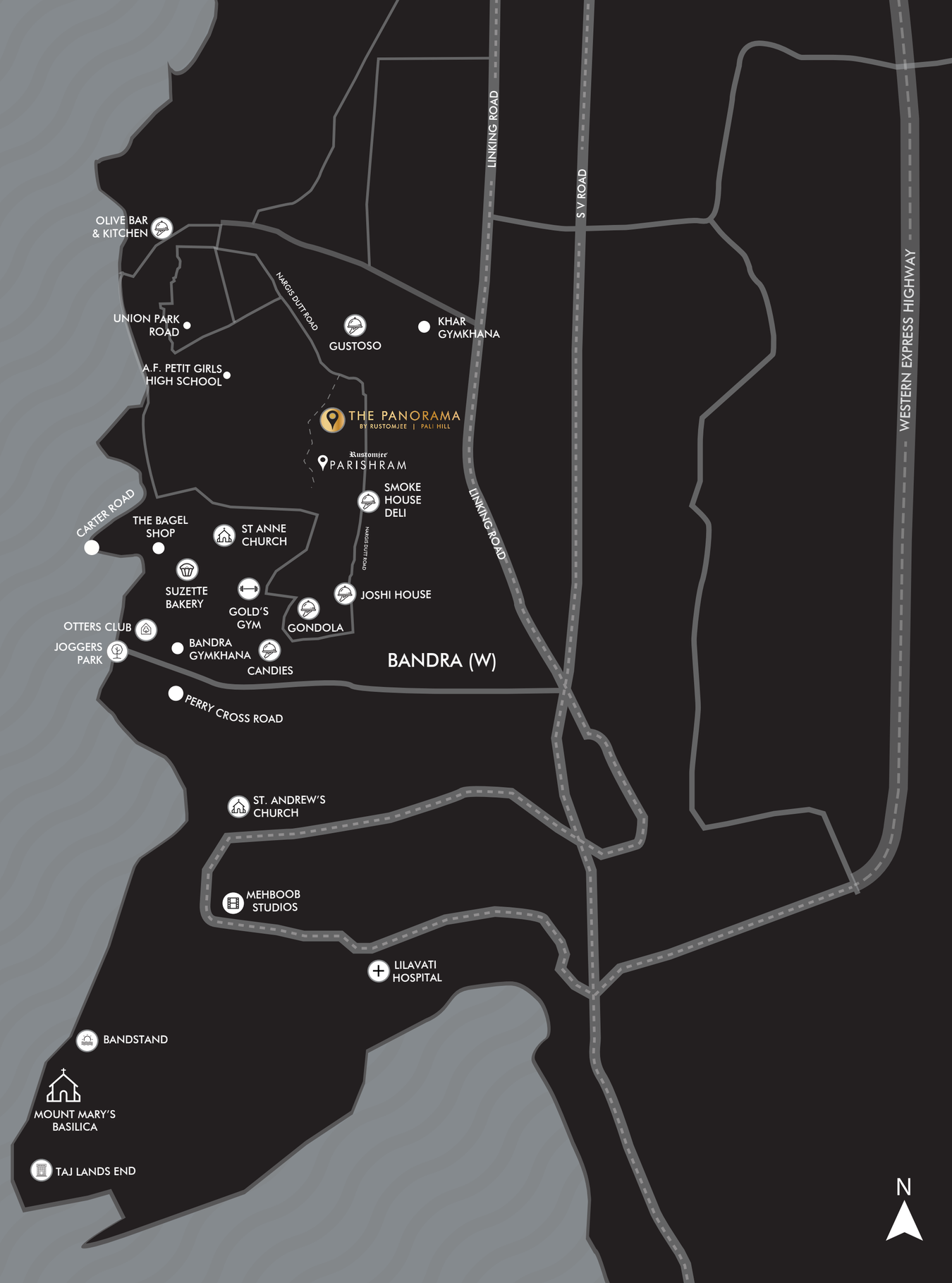


IMAGE FOR REPRESENTATIONAL PURPOSE ONLY

IN THE VICINITY:
GOURMET ADVENTURES,
RETAIL THERAPY,
AND A THOUSAND SHADES
OF GREEN.



AMAZING HOW
FOUR WALLS CAN CONTAIN
A UNIVERSE
OF EXTRAVAGANCE.

Residences at The Panorama are crafted to match the charm and aura of life in Pali Hill. Step into palatial 4 bedroom homes, sprawling across 2544 sq ft. Every residence includes an expansive sundeck offering scenic views of the City of Dreams. With only two residences per floor, privacy is paramount, ensuring a serene environment for you and your family.

Just an elevator ride away you will find an array of lifestyle amenities to enjoy. It's a world of rare indulgence reserved for the urban aristocracy.

Swimming pool | Fitness centre
Banquet hall | Rooftop terrace

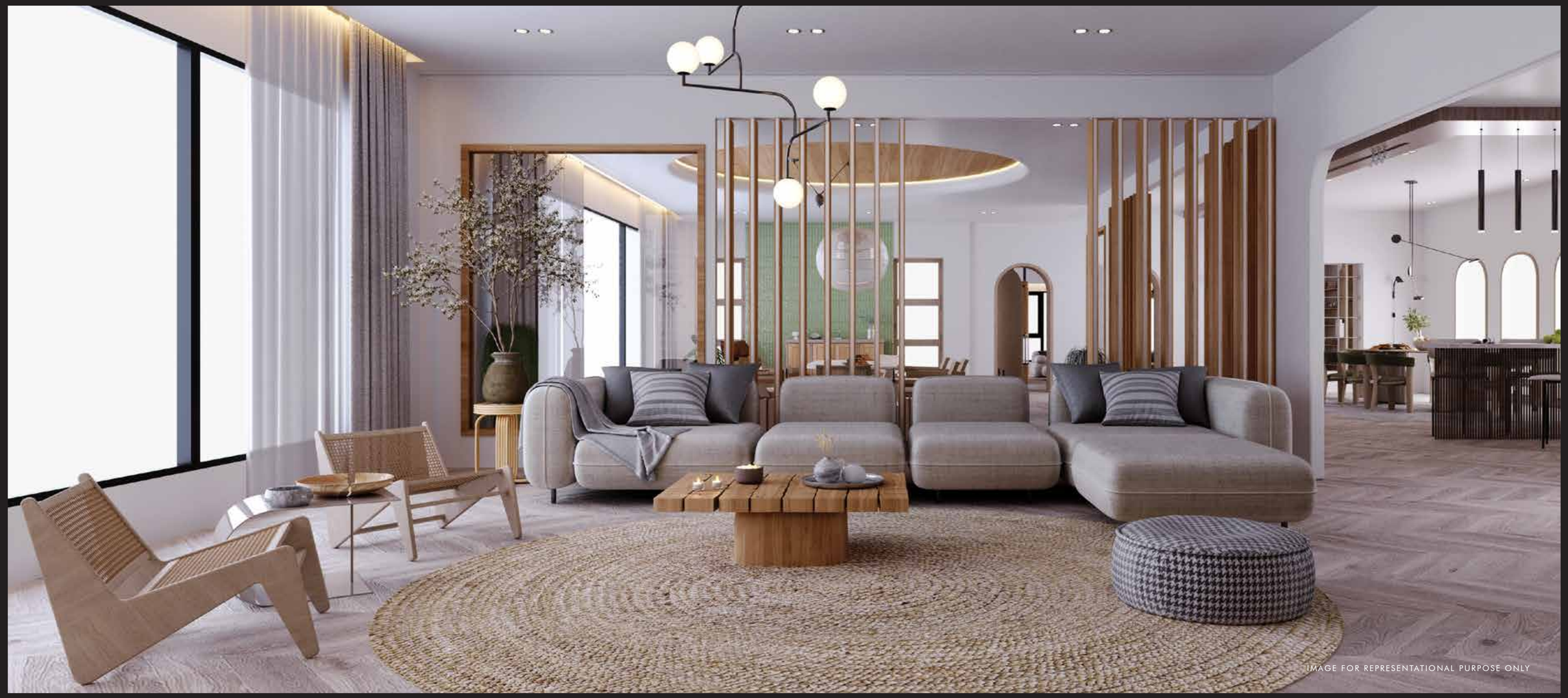


IMAGE FOR REPRESENTATIONAL PURPOSE ONLY

IF A HOME COULD HAVE A VINTAGE, THIS ONE IN PALI HILL WOULD BE THE 1995 DOMAINE DE LA ROMANÉE-CONTI GRAND CRU.

What was once a canvas for a charming old world bungalow is now going to be one of Pali Hill's modern masterpieces. It will be home to a community of distinguished individuals who, like you, appreciate the finer things in life. Our sole focus on 4 bedroom residences creates a bespoke environment of like-minded people who share a passion for sophistication. So uncork your finest wines, assemble that charcuterie board, and prepare to turn life into one elegant celebration with the right people by your side.



A PRIVATE SUNDECK
WHERE YOU TRULY FEEL
LIKE YOU'RE
THE KING OF THE WORLD.

Picture this: an open arena where the sun's warmth embraces your skin, the sea breeze tousles your hair gently, and the serene aura of Pali Hill surrounds you. This experience, nothing short of cinematic, becomes part of your everyday life at The Panorama by Rustomjee. With private and spacious sundecks that add an extra dash of splendor, every day makes you feel like you're on top of the world.



IMAGE FOR REPRESENTATIONAL PURPOSE ONLY

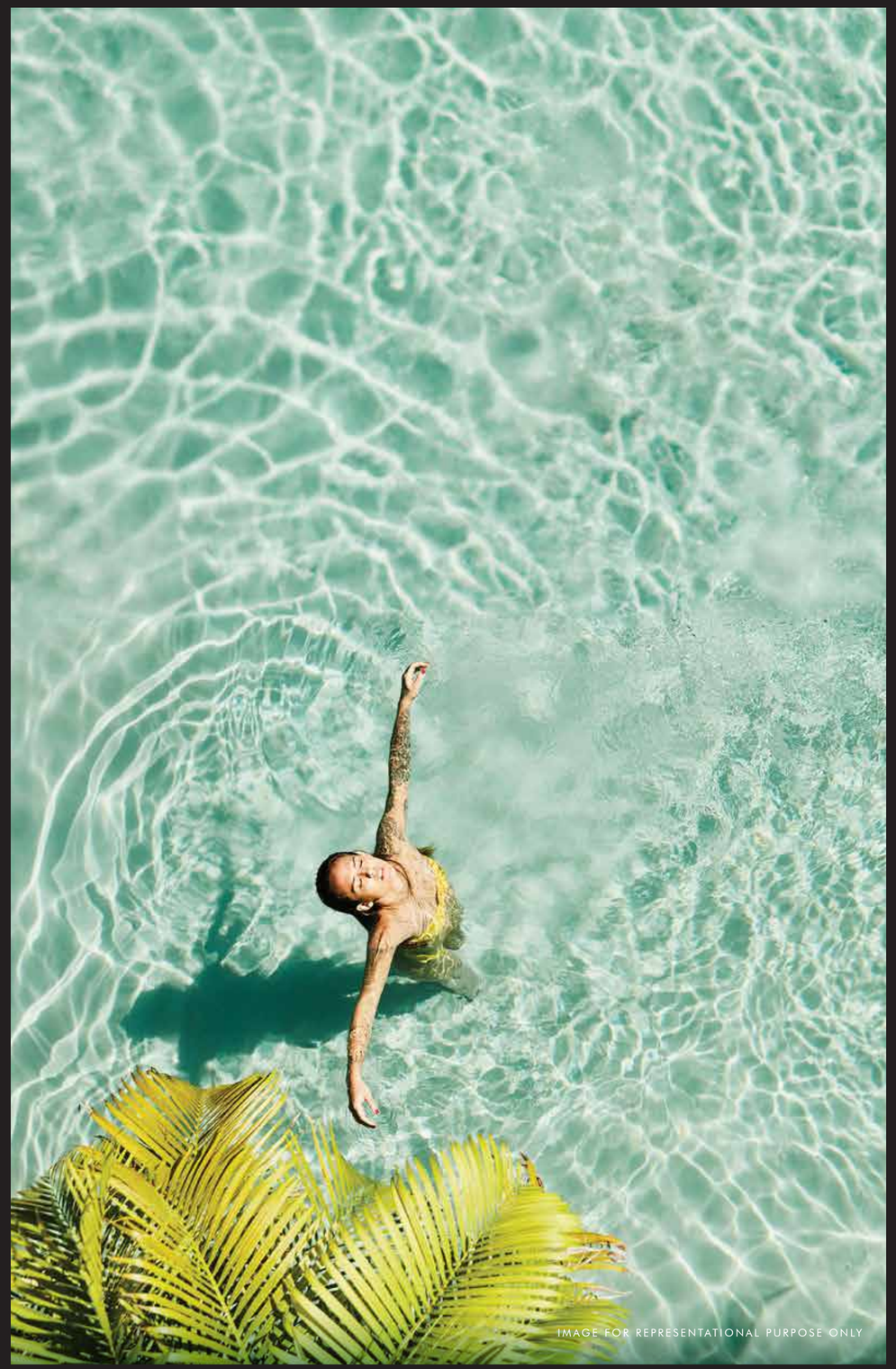


IMAGE FOR REPRESENTATIONAL PURPOSE ONLY

A GLORIOUS ENSEMBLE OF WORLD-CLASS AMENITIES TO TAKE YOUR MIND OFF THE WORLD.

Life in this tranquil haven is synonymous with unmatched comfort. Out here, a remarkable array of leisure options, including a swimming pool, fitness centre, rooftop terrace, and a banquet hall remind you that you can have it all and then some more. This is where you will find that the secret to immersing yourself in the best of all worlds is in your address.

**DIVE INTO A GLISTENING OASIS,
WHERE A QUICK DIP
FEELS LIKE HITTING THE REFRESH
BUTTON ON LIFE.**

There's nothing more relaxing than a languid hour in the pool, especially one that feels like it was designed for the most premier 5-star beach resorts. Enjoy your time by the water in your private paradise, and unwind in the most indulgent way possible.



SWIMMING POOL | SHOT AT A RUSTOMJEE PROPERTY

A FITNESS CENTRE SO EXCLUSIVE, YOUR MUSCLES WON'T BE THE ONLY THING YOU WOULD WANT TO FLEX.

When it comes to your health, nothing less than the finest will suffice. The state-of-the-art fitness centre here is packed with top-tier equipment and an invigorating ambience to recharge your body and mind. Whether you're a gym aficionado or someone who wants to kick start their wellness journey, this is where the magic happens.



FITNESS CENTRE | SHOT AT A RUSTOMJEE PROPERTY

A BANQUET HALL THAT MAKES EVERY OCCASION SHINE LIKE A STAR-STUDDED RED CARPET AFFAIR.

With ample seating, impeccable decor, and captivating lighting, the banquet hall will turn your soirees into the talk of the town. Get ready to dazzle as the ultimate host, but here's a fair warning - soon you might get asked, "When's the next one?".



BANQUET HALL | SHOT AT A RUSTOMJEE PROPERTY

ALL ROADS TO NIRVANA START AT THE ROOFTOP TERRACE.

When it comes to living like you're on cloud 9, it doesn't get much better than our rooftop terrace. Whether it's raising a toast to life with friends at the party deck, hosting a weekday get-together at the gathering area or making Marvel marathons at the outdoor cinema a Saturday night tradition. If it's me-time you seek, the yoga or viewing decks can be the perfect route back to your innermost self. And nothing adds more zest to family time than joining the kids in the playground or picking fresh produce at the edible garden for dinner together. This is where you find that coming home is all you need to escape the city.



ROOFTOP TERRACE | SHOT AT A RUSTOMJEE PROPERTY

VISION, INNOVATION AND
AN OUTSTANDING PORTFOLIO.
JUST A FEW THINGS WE LIKE TO
HAVE IN COMMON
WITH THE NAMES WE PARTNER.

coen
design international pte ltd

A Singapore based, landscaping company that has over 15 years of experience and countless award-winning landscape projects under its belt. It even holds a Guinness World Record for Largest Vertical Garden in the World. Coen has partnered with Rustomjee to create an urban oasis in the heart of Pali Hill. A unique design language that connects indoor and outdoor spaces seamlessly. Distinctive architectural features that play with light and shadow, nature and city views, creating experiences that unfold on the gentle crests and valleys that define the neighbourhood.

RSP

RSP is a globally renowned multidisciplinary architectural and engineering design firm, headquartered in Singapore. For over six decades, they have been dedicated to creating designs that are not only original and imaginative, but also enhance people's lives. Their futuristic approach to design, coupled with their exceptional technical expertise, is supported by a team of experts and professionals spread across 15 studios in six countries. With a portfolio of over 2,500 international projects, RSP Architects has extensive experience in master planning, mixed-use, retail, office, education, residential, civic, hospitality, industrial, transport, and healthcare sectors. Their notable collaborations include designing Changi airport, Singapore, and Palm Jumeirah Luxury Resort, Dubai.

A CONCRETE JUNGLE CAN INDEED BE GREEN. AN OFFICE CAN BE AS WELCOMING AS A HOME. AND BRICKS AND MORTAR CAN HELP BUILD RELATIONSHIPS.

Since 1996, Rustomjee has transformed millions of square feet of the city into premium townships, luxury gated estates, corporate parks, retail spaces, standalone landmarks and affordable homes. Built into our blueprints are ideas for a happier, healthier, more connected world. Where neighbours become friends and friends turn into family. Sculpted into every sq. ft. we build, are new age concepts, technology and eco-friendly design. Rustomjee is the name the city relies on to bring back childhoods, create big, happy, well-knit communities, turn innovation into more than just a buzzword, and make trust a part of every floor plan.

14000+ Homes | 2 Mega townships
20+ Mn. Sq. Ft. Delivered | 34+ Mn. Sq. Ft. In the pipeline
One of India's most awarded developers | 280+ Buildings


RUSTOMJEE SEASONS


RUSTOMJEE ELANZA


RUSTOMJEE PARAMOUNT


RUSTOMJEE SEASONS


RUSTOMJEE CROWN


RUSTOMJEE ELEMENTS


RUSTOMJEE ELEMENTS


RUSTOMJEE CROWN

ALL IMAGES ARE SHOT AT LOCATION

ADDING OUR OWN
SPECIAL BRAND OF LUXURY
TO THE CITY'S SKYLINE
STARTS WITH ADDING VALUE.

CREST

We have a dedicated Property Management team that works on site to make sure every nook and cranny of your property, always looks as good as new.

Fifth Wall Designs is here to customise interiors and design solutions, down to the last detail, just for you.

Fifth Wall Designs

LEASE SMART

When you invest in a Rustomjee property our leasing experts make sure your residence is leased to the right gentry and that you get optimum returns on your investment from day one.

We offer comprehensive, end-to-end financial services and support that opens new doors to your new home.

FINSERV

IT'S THOUGHTFUL. IT'S Rustomjee

WWW.RUSTOMJEE.COM

Site Address: The Panorama by Rustomjee, Nargis Dutt Road, Pali Hill, Bandra (W), Mumbai - 400 050.

Disclaimer: This advertisement does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof and/or a disclosure under any statute of any nature whatsoever. All layouts, locations, plans, specifications, designs, elevations, features, amenities, facilities, services, product/equipment type & brands mentioned are indicative of the kind of development proposed in this project & its finality is subject to the approval of the respective authorities or as required by the Promoter/developer in the interest of continuing improvement, without prior notice or obligation. All transactions pertaining to the premises in the project shall be subject to the terms & conditions of the agreement for sale to be entered into between Promoter/developer and the purchaser. The Promoter is in the process of procuring construction finance with regard to the Project.

MahaRERA Registration No. P51800054920

Listed on the website: http://maharera.mahaonline.gov.in/